THIS INSTRUMENT PREPARED BY:
Keith H. Burroughs, Esq.
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RESPONSIBLE TAXPAYERS/C
The Sadie Scott Bange Revoca
9013 Macauley Lane
Nolensville, TN 37135

Karen Johnson
Batch # 1394055
03/18/2026 08:09:43 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDWARRSP
2 pgs
20260318-0021395

SPECIAL WARRANTY DEED

On this the 12th day of March, 2026, **Sadie S. Kelley (now known as Sadie Scott Bange) ("Grantor")** does hereby transfer all of his right, title, and interest to the **Trustee of The Sadie Scott Bange Revocable Trust, a Tennessee Trust, Sadie Scott Bange, Grantor and Initial Trustee ("Grantee")**, in the following described real property, to wit:

CLT – 186 04 0A 090.00

Land in Davidson County, Tennessee, being Lot No. 134 of the Final Plat of Burkitt Place, Phase 1B, Section 1, as of record in Instrument No. 20061109-0139669, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Sadie S. Kelley (now known as Sadie Scott Bange) by Warranty Deed from Ricky Lynn Kemp and Veronica L. Kemp f/k/a Veronica Leigh Robinson dated April 24, 2020 and of record in Instrument No. 20200427-0043746, in the Register's Office for Davidson County, Tennessee.

And all the estate, right, title, and interest of Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby transfers all claims therein to the said Grantee.

IN WITNESS WHEREOF, the Grantor hereunder executes this Special Warranty Deed the day and year first above written.

Sadie Scott Bange
Sadie Scott Bange, Grantor

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

ACKNOWLEDGMENT

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

PERSONALLY appeared before me, a Notary Public in and for said County and State, Sadie Scott Bange, the Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person named herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12th day of March, 2026.

Notary Public

KEITH H. BURROUGHS STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

My Commission Expires: 7/7/2027

I hereby swear or affirm that this conveyance is exempt from tax under Tenn. Code Ann. 67-4-409(a)(1)(C)(vi) and no affidavit of value is required under Tenn. Code Ann. 67-4-409(a)(1)(E).